



QUALIFICATION CRITERIA FOR RENTING

Before filling out an application, please review the criteria listed below. If you feel you meet the criteria, please apply. We would be happy to rent to you. If you have any questions or concerns, feel free to email or call.

- 1) Owner currently does **not** participate in Section 8 Housing.
- 2) A completed and signed application from all proposed occupants over the age of 18 must be submitted. ALL LINES MUST BE FILLED IN. Incorrect or misinformation will disqualify you as a prospective renter.
- 3) A thirty (\$30) dollar screening fee in cash, cashier's check or money order for the purpose of running credit and eviction reports is required with *each* application.
- 4) You must provide photo I.D. We require a photo I.D. -Driver's license or State Issued ID card) and Social Security card. (Note: Military cards are not accepted.)
- 5) You must have no records of eviction.
- 6) You will be denied if you have a conviction for any type crime that would be considered a threat to real property or the ability of other residents to peacefully enjoy the premises.
- 7) We require favorable responses from references and previous landlords.
- 8) Employment History and Sufficient Income: Income must be verifiable through pay stubs, employer contact, or tax records. All other income, including self-employment must be verified through tax records.
- 9) Rental History must be verifiable from unbiased sources. If you're related by blood or marriage to one of the previous landlords listed, or your rental history does not include at least two previous landlords, your application may be declined, or we may require a qualified co-signer on your rental agreement.
- 10) You must have a credit report that demonstrates a willingness to pay financial obligations in a timely fashion.
- 11) An up-front payment of one thousand five hundred (\$1500) dollars as a security deposit is required by cashier's check or money order when signing a rental contract.
- 12) Please note that all of our properties are smoke-free. If you're application is accepted, you must smoke outdoors.

Once your application is reviewed, Management may request the following to progress to the next step.

Feel free to submit them in advance, if you wish. We do **not** suggest emailing any private or confidential information over the internet. Submit at your own discretion.

- 1) Proof of Income: Current paystubs or an official letter from your employer on company letterhead should be attached to the application. For self-employed, 1099 applicants, your last two years of tax returns are required.
- 2) Valid Picture I.D., (Driver's license, Green Card or Passport)
- 3) Your application screening fee of thirty (\$30) dollars in the form of cash, cashier's check or money order for each applicant over the age of 18.
- 4) Social Security Card